

**TO LET - £12,500 per annum**

**16 Post House Wynd, Darlington, Co. Durham,  
DL3 7LU**

**Versatile Town Centre Retail Premises with Parking – 1,485sq.ft.**

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## SITUATION/LOCATION

Post House Wynd is a popular retail thoroughfare linking Skinnergate with High Row in the heart of Darlington town centre. Post House Wynd incorporates a diverse variety of occupiers including shops, cafes/ restaurants and professional services. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift transport links across the region via A66 and A1(M).

## DESCRIPTION

Two storey town centre retail premises of traditional brick construction held beneath a dual pitched and tile covered roof.

The property is well-appointed throughout incorporating attractive window frontage to Post House Wynd secured via steel electric shutters.

The ground floor comprises an open plan and versatile sales area with rear sales/ stores incorporating a suspended ceiling with spotlighting.

There is an additional sales area on the first floor with two offices/ stores and kitchen/ wc.

**There is parking for up to two vehicles at the rear.**

## TENURE

Leasehold. The property is available from June 2025 (but could be available sooner) by way of a new lease drawn on standard full repairing and insuring terms, for a term of years to be agreed.

## ACCOMMODATION

Ground Floor	83.41sq.m.	898sq.ft.
First Floor	54.55sq.m.	587sq.ft.
Net Internal Area	137.96sq.m.	1,485sq.ft.

## COSTS

Each party shall be responsible for their own legal fees incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE/ COUNCIL TAX

£17,500

Interested parties are advised to direct further enquiries to the local rating authority.

## VAT

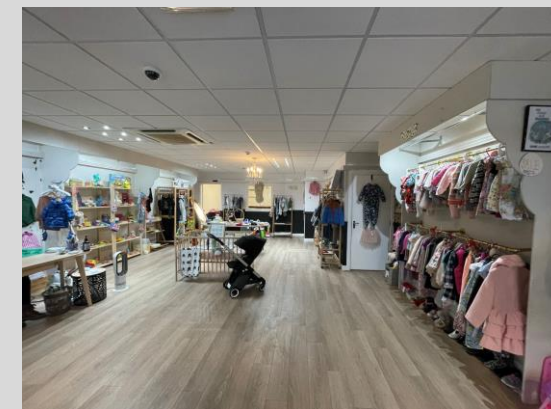
We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

D-90



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